

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

In Re: \_\_\_\_\_  
Phyliss E Tait  
Case No.: 16-11782  
Chapter: 7  
Judge: RG

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**NOTICE OF PROPOSED ABANDONMENT**

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Nancy Isaacson, Chapter 7 Trustee in this case proposes to abandon property of the estate described below as being of inconsequential value. If you object to the abandonment, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party named below not later than 7 days before the hearing date.

Address of the Clerk: Martin Luther King, Jr. Federal Building  
50 Walnut Street  
Newark, NJ 07102

If an objection is filed, a hearing will be held before the Honorable Rosemary Gambardella on September 24, 2019 at 10:00 a.m. at the United States Bankruptcy Court, Courtroom no. 3E. (Hearing date must be at least 28 days from the date of this notice). If no objection is filed, the abandonment shall take effect on entry by the clerk of a Certification of No Objection.

Description and value of property: 2626 Peachtree #1706  
Atlanta, GA  
Livingston, NJ  
Value : \$153,000.00

Liens on property: The Bank of NY Mellon  
\$145,390.00

Amount of equity claimed as exempt: \$0.00

Objections must be served on, and requests for additional information directed to:

Name: Nancy Isaacson  
Address: 75 Livingston Avenue, Suite 301, Roseland, NJ 07068-3701  
Telephone No.: (973) 535-1600

Certificate of Notice Page 2 of 3  
United States Bankruptcy Court  
District of New JerseyIn re:  
Phylliss E Tait  
DebtorCase No. 16-11782-RG  
Chapter 7

## CERTIFICATE OF NOTICE

District/off: 0312-2

User: admin  
Form ID: pdf905Page 1 of 2  
Total Noticed: 31

Date Rcvd: Aug 22, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 24, 2019.

db +Phylliss E Tait, 17 Elmwood Dr, Livingston, NJ 07039-2204  
 cr +Rushmore Loan Management Services, as servicer for, 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618-2132  
 516001134 +ACS Wells Fargo, 501 Bleecker St, Utica, NY 13501-2401  
 516001141 +Ameican Express, PO BOX 297871, Ft. Lauderdale, FL 33329-7871  
 515977368 +American Express, PO Box 1275, Newark, NJ 07101-1275  
 516192625 American Express Centurion Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701  
 516001135 +Bank of New York Mellon, Trustee Kevin Heine, 1 Wall Street, New York, NY 10286-0001  
 516001145 Cache, NJ, 4340 S Monroe St, Denver, CO 80237  
 516001133 +College Foundation, 2917 Highwood Blvd, Raleigh, NC 27604-1004  
 516001131 First Horizon Home Loan, 400 Horizon Way, Irving, Texas 75063  
 516001147 Hidden Springs Condo, 715 Savoly Ct, Altamonte Springs, Fl 32714  
 516173610 +Mary Beth Sierra, Esq., Coulter & Sierra, LLC, 2800 Century Parkway, Ste 275, Atlanta, GA 30345-3144  
 516001142 +Midland Mortgage, 999 NW Grand Blvd, Oklahoma City, OK 73118-6051  
 516001132 +Nationstar Mortgage, 8950 Cypress Water, Coppell, TX 75019-4620  
 516881675 +Peachtree Residence Unit Owners Assoc., Inc., G. Lanier Coulter, Jr., 2800 Century Parkway, Suite 275, Atlanta, GA 30345-3144  
 517922949 +++++RUSHMORE LOAN MANAGEMENT SERVICES, LLC, GROSS POLOWY, LLC., 2500 PLAZA FIVE STE 2548, JERSEY CITY NJ 07311-4026  
 (address filed with court: Rushmore Loan Management Services, LLC, Gross Polowy, LLC., 2500 Plaza 5, Suite 2548, Jersey City, NJ 07311)  
 516001144 +Sears Roebuck, 3711 Kennet Pike, Greenville, DE 19807-2156  
 516001148 +Summit Village Condo Assoc, 201 Esplanade Way, Casselberry, FL 32707-6875  
 516001149 +Tegra Watkins, Watkins, LLC, 3951 Snapfinger Pkwy #555, Decatur, GA 30035-3295  
 516001136 +Texas Guarantee, PO BOX 83100, Round Rock, TX 78683-3100  
 516173609 +The Peachtree Resident, Court Owners Assoc., 2626 Peachtree Rd. NW, Atlanta, GA 30305-5616  
 516001138 US Dept of Ed, Iowa City, IA 52244  
 516001139 West America Mortgage, 7400 E. Orchard Rd, Greenwood, CO 82111

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

aty +E-mail/Text: bankruptcy@luederlaw.com Aug 23 2019 00:24:57 Daniel E Melchi, Lueder, Larkin & Hunter, LLC, 5900 Windward Parkway, Suite 390, Alpharetta, GA 30005-5479  
 smg E-mail/Text: usanj.njbankr@usdoj.gov Aug 23 2019 00:24:14 U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534  
 smg +E-mail/Text: ustpregion03.ne.ecf@usdoj.gov Aug 23 2019 00:24:12 United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235  
 516967652 E-mail/PDF: resurgentbknotifications@resurgent.com Aug 23 2019 00:38:56 CACH, LLC C/O Resurgent Capital Services, PO BOX 10675, Greenville, SC 29603-0675  
 516001140 +E-mail/PDF: AIS.cocard.ebn@americaninfosource.com Aug 23 2019 00:26:38 Capital One, PO BOX 71083, Charlotte, NC 28272-1083  
 516001146 +E-mail/Text: kelly.rose@seminolecounty.tax Aug 23 2019 00:24:04 Seminole County Tax, 1101 E 1st St, Sanford, FL 32771-1468  
 517552088 +E-mail/Text: bankruptcy@luederlaw.com Aug 23 2019 00:24:57 The Peachtree Residences Unit Owners' Association., c/o Lueder, Larkin & Hunter, LLC, 5900 Windward Parkway, Suite 390, Alpharetta, GA 30005-5479  
 516915911 +E-mail/PDF: EBN\_AIS@AMERICANINFOSOURCE.COM Aug 23 2019 00:39:21 Verizon, by American InfoSource LP as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901  
 TOTAL: 8

\*\*\*\*\* BYPASSED RECIPIENTS (undeliverable, \* duplicate) \*\*\*\*\*

516001137 John Doe - Trust, unknown  
 cr\* American Express Centurion Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern, PA 19355-0701  
 516001143 ##+Robert Rochlin, 16606 SeDonna De Avila, Tampa, FL 33613-5230

TOTALS: 1, \* 1, ## 1

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '+++' were corrected as required by the USPS Locatable Address Conversion System (LACS).

Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

District/off: 0312-2

User: admin  
Form ID: pdf905

Page 2 of 2  
Total Noticed: 31

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\*\*\*\*\* BYPASSED RECIPIENTS (continued) \*\*\*\*\*

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309):** Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 24, 2019

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 21, 2019 at the address(es) listed below:

Charles G. Wohlrab on behalf of Creditor THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for FIRST HORIZON ALTERNATIVE MORTGAGE SECURITIES TRUST 2006-FA8 cwohrlab@LOGS.com, njbankruptcynotifications@logs.com  
Denise E. Carlon on behalf of Creditor THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for FIRST HORIZON ALTERNATIVE MORTGAGE SECURITIES TRUST 2006-FA8 dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com  
Denise E. Carlon on behalf of Creditor MidFirst Bank dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com  
Denise E. Carlon on behalf of Creditor THE BANK OF NEW YORK MELLON Et Al... dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com  
Denise E. Carlon on behalf of Creditor Nationstar Mortgage LLC dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com  
Lynn Therese Nolan on behalf of Creditor Rushmore Loan Management Services, LLC ecfnotices@grosspolowy.com, lnolan@grosspolowy.com  
Nancy Isaacson nisaacson@greenbaumlaw.com, isaacson@remote7solutions.com;J101@ecfcbis.com  
Robert P. Saltzman on behalf of Creditor Rushmore Loan Management Services, as servicer for U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT dnj@pbslaw.org

TOTAL: 8